



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 27, 2010

Department: Zoning, Building and Planning Staff Contact: Enrico Gradi, Program Planner

TITLE: CONSENT: (Special Use Permit for a Specific Use for Self-Storage Units and Vehicle Storage (cars, trucks, boats, RV's, trailers, commercial vehicles and buses) (CSU-20100007)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the March 3, 2010 public hearing, the County Planning Commission voted (6-0 Melendrez Excused) to recommend approval of a request to amend the Special Use Permit to include storage for cars, trucks, boats, RV's, trailers, commercial vehicles and buses)) on Lot 4, Block 21, Town of Atrisco Grant, located at 11777 Sunset Gardens Road SW, on the south side of Central Avenue between 122nd Street and 118th Street, zoned A-1 with a Special Use Permit for Specific Use for Self-Storage Units & Storage of Boats and RVs, and containing approximately 4.33 acres. The decision was based on the following eleven (11) Findings and subject to the following six (6) Conditions.

Findings:

- 1 This is a request for a Special Use Permit for a Specific Use for Self-Storage Units and Vehicle Storage (cars, trucks, boats, RV's, trailers, commercial vehicles and buses) on Lot 4, Block 21, Town of Atrisco Grant, located at 11364 Central Avenue SW, on the south side of Central Avenue between 122nd Street and 118th Street, zoned A-1, containing approximately 4.33 acres.
2. This request has substantial neighborhood support.
3. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
4. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that Albuquerque/Bernalillo County Comprehensive Plan Policy i calls for services to be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
5. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

6. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that Policy b states that the adverse effects of the automobile on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. Signs on the site shall comply with C-1 zoning and shall be of a monument style. There shall be no off premise signs.
2. The applicant shall obtain a driveway permit for legal access to the State Road from the New Mexico Department of Transportation. A copy of the approval shall be submitted to the Bernalillo County Zoning, Building, Planning and Environmental Health Department.
3. The applicant shall provide gravel or other appropriate surface material to cover the ground area in order to prevent dust and maintain air quality for the surrounding area.
4. Applicant shall submit a revised grading and drainage plan to Bernalillo County Public Works Division for review and approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
5. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet above existing grade.
6. A solid wall of split face CMU at least six (6) feet high shall be erected on all sides of the subject site, a wrought iron fence may be used along the northern portion of the development in order to separate phase one and phase two of the site. Barbwire and concertina wire is prohibited.
7. When residential uses are developed adjacent to the subject sites, a six (6) foot landscape buffer shall be located parallel to the wall and inside face the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
8. The gate shall be twenty (20) feet in width as per the Bernalillo County Fire Department regulations.
9. The Special Use Permit shall be issued for twenty (20) years.
10. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.
11. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (March 5, 2010).

2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval